

## \$178,900 - 306 2588 Anderson Way, Edmonton

MLS® #E4458806

**\$178,900**

1 Bedroom, 1.00 Bathroom, 611 sqft

Condo / Townhouse on 0.00 Acres

Ambleside, Edmonton, AB

Welcome to this beautifully maintained 1 bed, 1 bath condo in the desirable neighbourhood of Ambleside. Whether you're a first time home buyer, young professional or looking to downsize, this unit provides everything you need. Inside you'll find a bright & open living space with large windows that fill the apartment with natural light & a built-in desk perfect for working or studying from home. The kitchen comes fully equipped with stainless steel appliances, ample cabinet space & a breakfast bar. The bedroom is spacious with a generous closet & the bathroom features clean, contemporary finishes. Step outside to a private balcony with gas BBQ hookup. This property also offers 2 heated, underground stalls, storage space & in-suite laundry. Building amenities include a recreation room, exercise room, BBQ area & guest suite. Condo fees include heat & water! Located close to public transportation, shopping, dining & entertainment. Easy access to major highways & parks makes this an ideal spot to call home!

Built in 2011

### Essential Information

MLS® # E4458806

Price \$178,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 611                    |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 306 2588 Anderson Way |
| Area        | Edmonton              |
| Subdivision | Ambleside             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6W 0R2               |

### Amenities

|           |                                                                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Gazebo, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground, See Remarks                                                                                                                                |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | See Remarks                                                                                 |
| # of Stories | 4                                                                                           |
| Stories      | 1                                                                                           |
| Has Basement | Yes                                                                                         |
| Basement     | None, No Basement                                                                           |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                    |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Flat                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 39                   |
| Zoning         | Zone 56              |
| HOA Fees       | 50                   |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$406                |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 29th, 2025 at 4:32am MDT